



CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, August 15, 2018
Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall.
Time: 9:00 a.m. (*Approximate start times for each item are listed below*)

9:00 a.m. **Docket No. 18070011 DP Amend/ADLS: Dermatology, Inc.**

The applicant seeks site plan and design approval for a new, one story medical office building, totaling about 11,600 sq. ft. The site is located at 725 Lakefront Court. It is zoned M-3 and is not located within any overlay zone. Filed by Eric Gleissner of Civil Site Group, Inc. on behalf of the owner.

Eric Gleissner with Civil Site Group, Chad Apple with Meyer & Najem Construction, and Amy Summer with Dermatology, Inc. presented the project. Mr. Gleissner said most of this project is master planned so there shouldn't be a lot of complications.

Greg Hoyes – Hamilton County Surveyor's Office

- Letter sent. Mr. Hoyes said the applicant will need an outlet permit, but the drainage is master planned.

Daren Mindham – City of Carmel Urban Forestry

- Comments issued on Project Dox. Mr. Gleissner said the parking lot was rearranged and parking lot was shifted north about 10 feet to make room for the 20-foot buffer yard.

Christina Girod – Duke Energy

- Email sent. Ms. Girod said once the developer is ready for temporary and permanent power, they will need to contact Matthew Dayhuff with Duke Energy.

David Littlejohn – City of Carmel Alternative Transportation Coordinator

- Comments submitted on Project Dox. Most of the comments involve making sure the project is ADA compliant. Mr. Littlejohn said he could not do measurements on Project Dox but the plans appeared to show the racks only a foot off the edge of the concrete. He will send a copy of the City bike standards.

Steve Cook – City of Carmel Utilities

- Comments submitted through Project Dox. The only issue involved the backflow, which was not shown on the plans. Mr. Cook said this will need to be shown on revised plans.

Jason Stewart – City of Carmel Utilities

- This project is outside of City of Carmel's sewer jurisdiction.

Alex Jordan – City of Carmel Engineering

- Comments issued on Project Dox. There were no major issues.

Nick Mishler – City of Carmel Building & Code Services

- Mr. Mishler said all commercial projects are now done online. He added that the applicant will need state approval and Plan Commission approval prior to applying for a permit.

Rachel Keesling – City of Carmel Planning & Zoning

- Comments submitted on Project Dox, but Ms. Keesling said TriCo Regional Sewer has not completed their review, so the comments have not been sent to the applicant. Ms. Keesling said she had a few minor comments regarding the windows and roof line. Also, there was a comment on the drive aisle widths. Mr. Gleissner said these widths were required in order to turn a fire truck around on site.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

9:10 a.m.

Docket No. 18070013 ADLS Amend: Pennwood Professional Park

Docket No. 18070014 V: UDO Sec. 3.06.B.3.f.: “All buildings shall be designed with respect to the general character of the US 31 Corridor and, particularly, with due consideration to buildings located on lots that abut the subject property.”

The applicant seeks site plan and design approval with a variance for a new building to be constructed on 3.76 acres. The site is located at approximately 11505 N. Pennsylvania Street. It is zoned B-5/Business and is located within the West Homeplace Commercial Corridor, High Intensity Overlay Zone. Filed by Kevin Buchheit of Krieg DeVault on behalf of the owner, SCB Home Office, LLC.

Kevin Buchheit with Krieg DeVault, Mike Deboy with Deboy Land Development Services, and Gregory McMullen with Architects Forum presented the project. Mr. Deboy said he has been working on this site since 1986 in some form. He added that the developers do not want to change the basic format of the building. Mr. Deboy said on a previous submittal, the applicant had looked into increasing the detention by adding a retaining wall on the property.

Greg Hoyes – Hamilton County Surveyor’s Office

- Mr. Hoyes said when the petitioner submits revised plans and drainage calculations, he will review.

Daren Mindham – City of Carmel Urban Forestry

- Mr. Mindham said he may have comments regarding tree preservation along Washington, but other than that the plan looks good.

Christina Girod – Duke Energy

- Email sent. Ms. Girod said once the developer is ready for temporary and permanent power, they will need to contact Matthew Dayhuff with Duke Energy.

David Littlejohn – City of Carmel Alternative Transportation Coordinator

- Comments submitted on Project Dox. Most of the comments involve making sure the project is ADA compliant. Also, the sidewalk along Washington is subject to the bike and pedestrian plan.

Steve Cook – City of Carmel Utilities

- Construction plans will need to be reviewed when available.

Jason Stewart – City of Carmel Utilities

- This project is outside of City of Carmel’s sewer jurisdiction.

Alex Jordan – City of Carmel Engineering

- Mr. Jordan said he will need to review the construction plans when they are available. Also, he said he would be open to meeting ahead of time to discuss the site.

Nick Mishler – City of Carmel Building & Code Services

- Mr. Mishler said all commercial permits are now done online. He added that the applicant will need state approval prior to submittal.

Rachel Keesling – City of Carmel Planning & Zoning

- Ms. Keesling asked if the walk through feature on the south side could be carried around to the west side. She added that the requirement that the main entrance faces the street could be satisfied by this change, and the Department is trying to avoid this variance if possible. Mr. Deboy said regarding a temporary entrance along Washington, he would like to get some direction from the Carmel Fire Department.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

9:20 a.m. **Docket No. 18070004 UV UDO Section 3.66: Prohibited Uses, Outdoor Storage requested 861 N. Rangeline Rd. Outdoor Storage.**

The applicant seeks the following use variance approval:

Docket No. 18070004 UV UDO Section 3.66: Prohibited Uses, Outdoor Storage requested.

The site is located at 861 N. Rangeline Rd. It is zoned I1/Industrial, B1/Business, Range Line Road Overlay, with some Floodplain. Filed by Pat Combellick of 526 Group LLC and Hoosier Portable Restrooms.

Jamie Hunter, Bret Kernudle and Patrick Combellick with Hoosier Portables presented the project. Mr. Hunter said the owners met in 1973 in the library at Carmel Junior High, so they have been in Carmel a long time. He said the idea for the company started when his son was at a Carmel Dads Club soccer event and the mothers were complaining about the quality of the portable restrooms. A decade later, he said his portable restrooms are the nicest in Indiana and were used next to the skating rink at the Christkindlmarkt. Mr. Hunter said the company is looking to move from its current location south of Miller Auto.

Greg Hoyes – Hamilton County Surveyor's Office

- Mr. Hoyes said he doesn't have a problem with the Use Variance, however, when he received the plans he noticed there is a regulated drain through this property so anything built in this area would be at risk.

Daren Mindham – City of Carmel Urban Forestry

- Comments sent. Mr. Mindham said he has discussed the regulated drain, but the other main comment was to get the entire site on the plans, and also to mark the buffer and tree preservation areas on the new plans. He added that the design appears to be fine.

Christina Girod – Duke Energy

- Email sent. Ms. Girod said once the developer is ready for temporary and permanent power, they will need to contact Matthew Dayhuff with Duke Energy.

David Littlejohn – City of Carmel Alternative Transportation Coordinator

- Comment letter sent. Mr. Littlejohn said the letter indicated the requirement of a 12-foot sidewalk along the Rangeline Road overlay and also the bike parking requirement. Mr. Combellick asked what the petitioners will need to do to the sidewalk. Mr. Littlejohn said if the owners do not want to construct the sidewalk, they can typically provide a monetary commitment in lieu of the construction. If the owners choose to provide a monetary commitment, they would need to provide the Engineering Department an estimate of what the sidewalk would cost, which would then be reviewed and approved by the Engineering Department. Mr. Littlejohn said if neither the construction of the sidewalk nor the financial commitment are chosen, a final option would be to apply for a variance to not have to provide either. However, he said this type of variance is typically not supported by the Department. Mr. Hunter asked the type of money involved in constructing something like this. Mr. Littlejohn said the cost would vary depending on the site, but a project engineer could provide an estimate. Mr. Hunter said the owners love biking and would be happy to provide a financial contribution, but a 12-foot strip along the entire property could be a substantial amount of money.

Steve Cook – City of Carmel Utilities

- Mr. Cook said Carmel Water will only be involved if there is an impact to the existing utility.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said the existing sewer tap can be used but it would need to be televised first to make sure it's in working order.

Alex Jordan – City of Carmel Engineering

- Comments sent on August 6. Mr. Jordan said one of the main concerns involves the portable restrooms being stored in the flood plain, as there is a substantial amount of flood plain on the property. Mr. Hunter said the restrooms will not be stored in the flood plain. Also, Mr. Jordan asked if the toilets will be cleaned on site. Mr. Hunter said the toilets will be cleaned on site but the process is all self-contained. He added that this is a very clean process using just biodegradable soap. Mr. Jordan said also, the Storm Water Administrator requested that a post-construction BMP be placed on site to treat any water coming off the site from the cleaning process.

Nick Mishler – City of Carmel Building & Code Services

- Mr. Mishler asked if there will be any change to the use of the building, or if it is currently used as storage. Mr. Hunter said the look of this building has not changed in 50 years. Mr. Mishler said even if there are no changes being made to the structure, the State would need to review a drawing of the space to make sure the use will not be changing. Mr. Hunter said due to the construction on this road, the owners are not in a hurry to obtain permits.

Rachel Keesling – City of Carmel Planning & Zoning

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Comments were issued in July. Also, Ms. Conn wanted the petitioners to be aware the BZA info packets are due August 17.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

9:30 a.m. **(UV,V) 5836 E. 116th St. Landscape Maintenance Business.**

The applicant seeks the following use variance and development standards variance approvals to operate a business on a residentially-zoned site:

Docket No. 18070006 UV UDO Sec. 2.03: Permitted uses, Non-permitted land use proposed.

Docket No. 18070007 V UDO Sec. 5.28.E: Paved/curbed parking lot required, Gravel requested.

Docket No. 18070008 V UDO Sec. 5.19.F.1: Reduced north/east/west perimeter bufferyards requested

Docket No. 18070009 V UDO Sec. 5.19.F.4.b: Reduced parking lot plantings requested.

Docket No. 18070010 V UDO Sec. 2.04: Max. 35% lot cover required, 49% requested.

The site is located at 5836 E. 116th Street. It is zoned S1/Residential. Filed by Joel Kempson, owner.

Property owner Joel Kempson and Jason McNiel with Ice Miller presented the project. Mr. McNiel said the garage in the back of the property has been used by a landscaping business for about 25 years. He added that part of this project will include adding bicycle parking. Mr. Kempson said the old fence surrounding the lot encroached on the neighbor's property but the fence has since been removed.

Greg Hoyes – Hamilton County Surveyor's Office

- Email sent. There are no comments or concerns with the Use Variance.

Daren Mindham – City of Carmel Urban Forestry

- Mr. Mindham would like to see a site plan of what is currently there compared to what is being proposed. Mr. McNiel said the neighbors are coming in support for the variance. Mr. Kempson said the property is unique in that it is very buffered in the back. Mr. McNiel added that the HOA who owns the adjacent lot has a covenant in place to keep this area as a forest buffer. Mr. Mindham asked the petitioner to indicate the size and species of the spruce trees which will be planted, as well as the dimensions of the buffer yard. He added that this area should be kept as wide as possible without being affected in the future.

Christina Girod – Duke Energy

- No comments.

David Littlejohn – City of Carmel Alternative Transportation Coordinator

- Comments sent. Mr. Littlejohn said the bike racks will need to be within 50-feet of the main entrance to the building.

Steve Cook – City of Carmel Utilities

- Mr. Cook said he will only need to be involved if the project is impacting the existing utilities. He also noted that the very large easement on the west side of the building would be in Citizens Water jurisdiction and not Carmel.

Jason Stewart – City of Carmel Utilities

- No comments.

Alex Jordan – City of Carmel Engineering

- Mr. Jordan said he has been working with the petitioners. He added that he will need the Right-of-way dedication.

Nick Mishler – City of Carmel Building & Code Services

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- Ms. Conn said comments were sent in July, and the petitioner has responded to most of the comments. She also added that info packets are due on Friday.

Alexia Lopez – City of Carmel Planning & Zoning

- No comments.

9:40 a.m. **Docket No. 18070015 Z: 2724 E 136th St. PUD Rezone**

The applicant seeks approval to rezone 59 acres to PUD/Planned Unit Development in order to develop approximately 103 single-family dwellings and 134 condominiums/townhomes. The site is located at the NE corner of Keystone Parkway and 136th Street. It is zoned R-1/Residential within the Keystone Parkway Overlay Zone. Filed by Justin Moffett of Old Town Design Companies LLC.

Erik Dirks with Old Town Design Group presented the project.

Greg Hoyes – Hamilton County Surveyor's Office

- Letter sent. No comments or concerns with the PUD.

Daren Mindham – City of Carmel Urban Forestry

- Comments have been sent to Justin Moffett and Casey Shinaver.

Christina Girod – Duke Energy

- No comments on the PUD. Ms. Girod added that since Duke does service this area, when the petitioner is ready to set up service they will need to contact Duke.

David Littlejohn – City of Carmel Alternative Transportation Coordinator

- Comment letter sent. Mr. Littlejohn asked that any paths in the common area be included in the public easement for usage of the paths. Also, Mr. Littlejohn asked if all of the condos will have garages. Mr. Dirks said these condos are being proposed as slab on grade with podium parking, an elevated deck, and then residences above. Mr. Littlejohn said he would like to request that long-term bicycle parking be included as part of the multi-family portion.

Steve Cook – City of Carmel Utilities

- Mr. Cook said he will need to review construction drawings when they are available.

Jason Stewart – City of Carmel Utilities

- Mr. Stewart said he will also need to review construction drawings when they are available.

Alex Jordan – City of Carmel Engineering

- No comments at this time. Mr. Jordan said he will need to review the Primary Plat and construction plans when they are available. He also asked how the neighborhood will be accessed off of 136th Street. Mr. Dirks said they are planning to do a traffic study but their thinking is there would potentially be a roundabout in this location for access, since this entrance would be rather challenging.

Nick Mishler – City of Carmel Building & Code Services

- No comments.

Angie Conn – City of Carmel Planning & Zoning

- No comments.

Alexia Lopez – City of Carmel Planning & Zoning

- Ms. Lopez said she will get comments sent out. She added that the exhibits referenced in the PUD are missing, so these will need to be included. Ms. Lopez asked how wide the homes will be for the rear-loading garages. Mr. Dirks said he is not sure of the top of his head. Ms. Lopez said there is a buffer along the single-family portion on the west property but the overlay requires a buffer along Keystone as well. This buffer will need to be added to the PUD. Ms. Lopez asked if the developers have considered a path along Keystone. Mr. Dirks said they have considered a path, and possibly connecting to the Hagan-Burke Trailhead. Mr. Littlejohn said the developers would work with Yorktown Woods HOA since this work would be done in common area. He added that the City could coordinate this effort, and the Yorktown Woods HOA has been supportive of this in the past. Ms. Lopez said the last piece of the puzzle would be Laura Vista. Mr. Littlejohn said he has walked through these woods a few times and could see where a path could possibly go. He added that this would be a great connection to the trail. Ms. Lopez said overall the Department likes the layout of the project but would like to see renderings and examples of what these units will look like. Ms. Lopez asked if the developers have considered a new name since the name “Overlook” is used on a few other developments within the City. Mr. Dirks said this has been discussed and considered. Ms. Lopez said this could be given a generic name for the PUD until a name is chosen.